



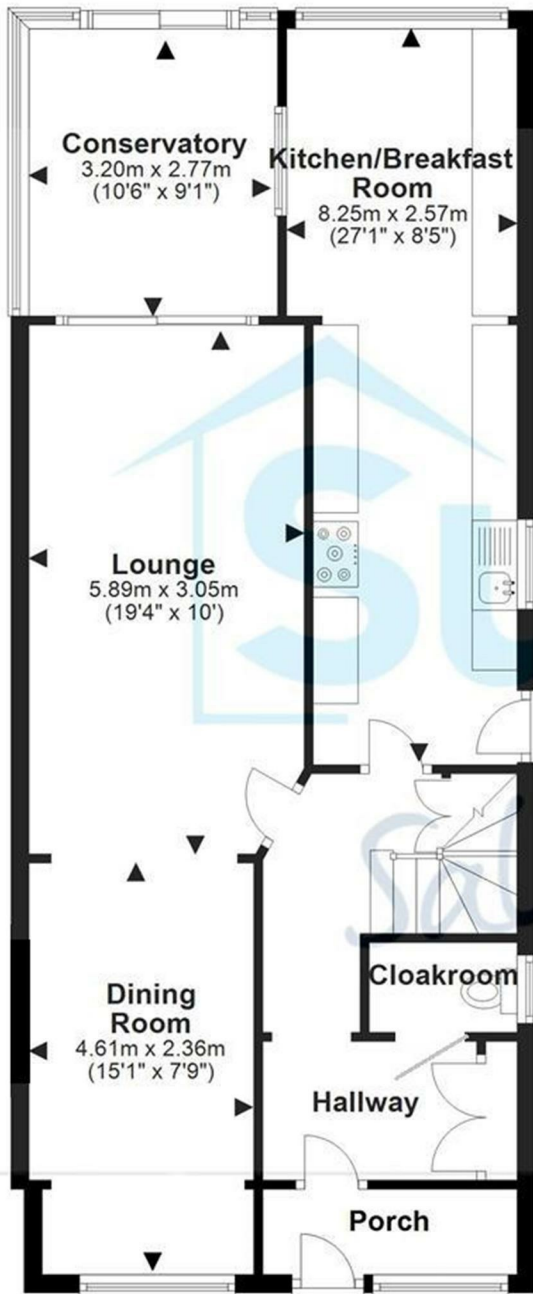
A wide-angle photograph of a modern living room. In the foreground, a large grey sofa is adorned with several black and white patterned cushions. A large, rectangular rug with a complex, abstract pattern in shades of yellow, brown, and grey lies on the light-colored wooden floor. To the right, a curved grey sofa faces the main sofa. A glass coffee table with a metal frame sits between them, holding a vase of pink flowers. In the background, a white-framed glass door leads to a blue-walled room. To the right, a large arched opening reveals a dining area with a table and chairs. A large mirror hangs on the wall above the main sofa, and a television is mounted on the wall to the right. A small blue and white stove is visible in the lower right corner.

Village Road
Cheltenham

£375,000

Ground Floor

Approx. 76.1 sq. metres (819.0 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.3 sq. feet)



Total area: approx. 127.8 sq. metres (1375.2 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.



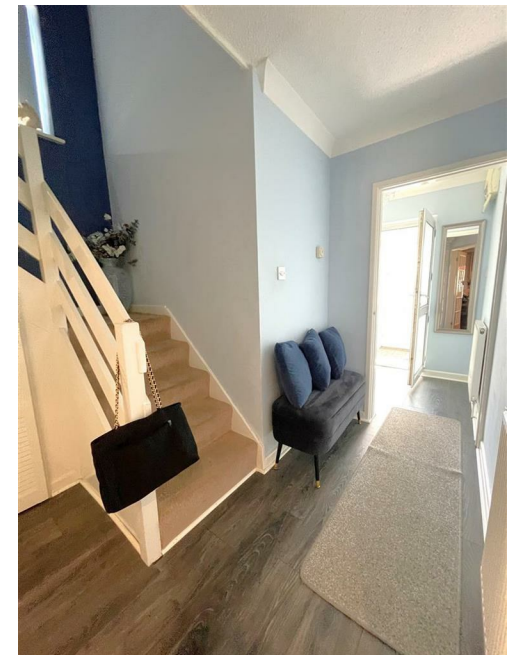
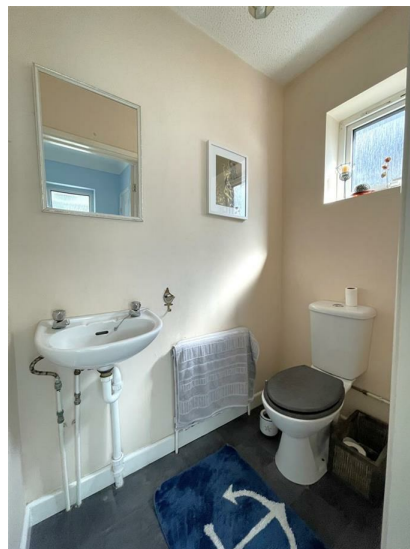
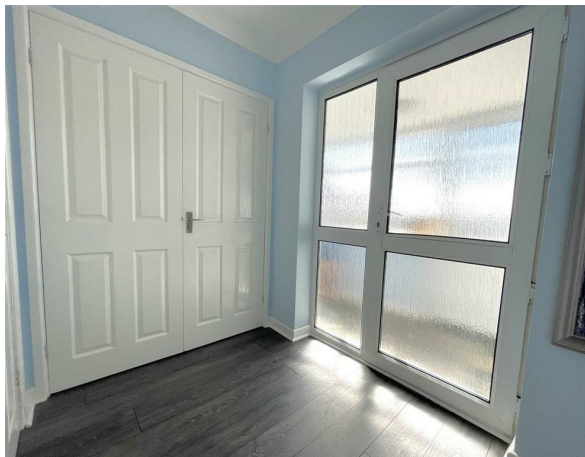
The ground floor features:

- Entrance Porch
- Entrance Hall with double storage cupboards
- Cloakroom (WC)
- Expansive Living Room flowing into a Dining Area with Study Space
- Conservatory
- Large Kitchen/Breakfast Room perfect for family life

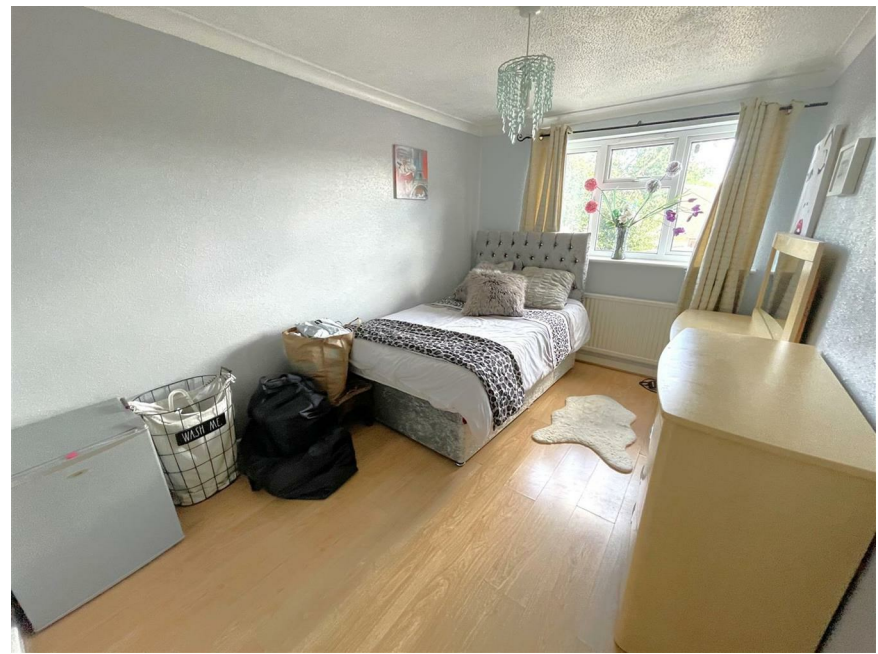
Upstairs, a spacious landing includes a large linen cupboard, with access to four well-proportioned bedrooms and two bathrooms.

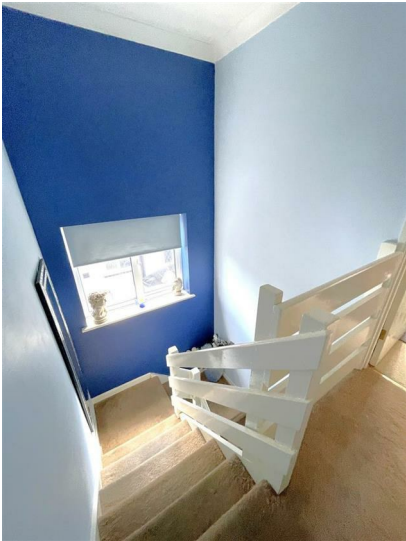
Externally, the home benefits from a driveway with off-road parking for approximately four vehicles, and a private east-facing rear garden with pedestrian access—ideal for morning sun and outdoor entertaining.

Conveniently located for the A40 and M5 (North & Southbound), and within easy reach of local retail parks, this property offers superb value and must be viewed to fully appreciate its scale and potential.











Cheltenham Borough Council COUNCIL TAX BAND D

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Local Authority		Council Tax	
Gloucestershire		Band: D	Annual Price: £2,258
Conservation Area 		Flood Risk	
No		Medium	
Floor Area		Plot Size	
1,259 ft ² / 117 m ²		0.07 Acres	
Mobile Coverage		Broadband	
EE		Basic	3 Mbps
Vodafone		Superfast	39 Mbps
Three		Ultrafast	1800 Mbps
O2			
Satellite / Fibre TV Availability			
BT			
Sky			
Virgin			

